Box 14A
jtc file 20410-5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 08:35 2 pg
Fees:13.00 Taxes:610.50
20070402-0038591

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.**

Margaret M Hayes
Affiant

Subscribed and sworn to before me, this the 30th day of March, 2007.

Jennifer L. Johnson
Notary Public

My commission expires: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Margaret M. Hayes **Jeremy M. Hayes**	**First Magnus Financial Corporation**	**Map 105-14 Parcel 236.00**
6844 Bridgewater Drive	**8 Cadillac Drive, Suite 100**	
Nashville, TN 37221	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Norris G. Sturgis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret M. Hayes and Jeremy M. Hayes, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No.11 of Block 28 on the Plan of Yarbough's Subdivision of Blocks 24-26, 29, 30 and part of 22, Woodland Plan of record in Book 161, Pages 87 and 104, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 45 feet on the westerly side of Wilson Avenue, now Lindell Avenue, and runs back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to Calvin J. Sturgis, Sr. and wife, Frances B. Sturgis, by Deed from William Joseph Cooper and wife, Mary Margaret Kemp Cooper, of record in Book 4733, Page 859 Register's Office for Davidson County, Tennessee. The said Calvin J. Sturgis, Sr. and Frances B. Sturgis having since died. Calvin J. Sturgis, Sr. having predeceased Frances B. Sturgis. The said property was devised to Norris Sturgis, Vernon Sturgis, Cheryl Sturgis, Cynthia Sturgis and Laurel Sturgis and Vernon Haywood Sturgis was appointed Executor of the Estate of Frances Benay Sturgis by the Last Will and Testament of record in Will Book 220, Page 93, Probate Court for said county. The said property was further conveyed to Norris G. Sturgis , unmarried by Quitclaim Deed from Vernon Sturgis, Executor of the Estate of Frances Benay Sturgis, Vernon Sturgis individually, Cynthia Sturgis, Cheryl Sturgis Weeks, Laurel Sturgis Folmar, and Nancy G. Sturgis of record in Book 11315, Page 52, Register's Office for Davidson County, Tennessee.

This is Improved (____) Unimproved (_X_) property, known as: **2307 Lindell Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **March, 2007.**

Norris G. Sturgis
Norris G. Sturgis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Norris G. Sturgis, unmarried,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **March, 2007.**

Jennifer L. Johnson
Notary Public

My Commission Expires: 11/24/07

